



South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

June 14, 2018 at 6:00 P.M.
South Valleys Library (Olympic Room)
15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, Office of the County Manager, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT - Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 14, 2018 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 3, 2018 (for Possible Action)

6. DEVELOPMENT PROJECTS– The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

https://www.washoecounty.us/csd/planning_and_development/index.php.

6.A. [Abandonment Case Number WAB18-0003 \(Sievert\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an abandonment all of the 33-foot wide government patent easements that run along all four side of lot 85 and 86. **(for Possible Action)**

- **Applicant/Property Owner:** Kristian and Regina Sievert
- **Location:** 2600 feet southeast of the intersection of Thomas Creek Road and Arrowcreek Parkway
- **Assessor's Parcel Number:** 142-242-11
- **Staff:** Eva Krause, Planner; 775-328-3628; ekrause@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, July 3, 2018

6.B. [Special Use Permit Case Number WSUP18-0011 \(Murry Grading\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of an area of approximately 80,000 square feet on parcel of land approximately 2.53 acres in size to facilitate the development of an Agricultural Sales Use Type. **(for Possible Action)**

- **Applicant/Property Owner:** Murry Ranch, LLC/Reeves Business Ventures
- **Location:** 225 US Hwy 395 South, approx. 700 ft. south of its intersection with Old Washoe Drive
- **Assessor's Parcel Number:** 046-080-03
- **Staff:** Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, July 11, 2018

6.C. [Special Use Permit Case Number WSUP18-0009 \(Sky Tavern Excavation\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to excavate 39,300 cubic yards of material from Grass Lake at Sky Tavern in order to improve the lake to allow for snow making operations at the Sky Tavern Junior Ski Area and to use the excavated material to support the construction of additional parking at the lower parking area. Additional improvements will include the construction of a dam structure at the lake, constructing approximately 37,300 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring culverts for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump and support equipment. **(for Possible Action)**

- **Applicant/Property Owner:** Sky Tavern Junior Ski Area/City of Reno
- **Location:** 10000 Mt. Rose Hwy.
- **Assessor's Parcel Number:** 048-050-03
- **Staff:** Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, July 11, 2018

6.D. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 17-lot, common open space, single-family residential subdivision. **(for Possible Action)**

AND

Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision. **(for Possible Action)**

- **Applicant/Property Owner:** D.R. Horton
- **Location:** the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane.
- **Assessor's Parcel Number:** 162-010-31
- **Staff:** Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, July 3, 2018

6.E. Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request

- (1) To adopt an amendment to the Washoe County Master Plan, South Valleys Area Plan to change the Master Plan Category on ±80.0-acres from ±70.43-acres of Rural Residential and ±9.58 acres of Rural to Suburban Residential; and
- (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from 34.95 acres of Low Density Rural (LDR), ±9.58 acres of General Rural (GR) and ±36.51 acres Medium Density Rural (MDR) to Low Density Suburban (LDS). **(for Possible Action)**

- **Applicant/Property Owner:** Harry Fry
- **Location:** 18090 Marango Rd.
- **Assessor's Parcel Number:** 017-410-05 & 050-571-24
- **Staff:** Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, July 3, 2018

7. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. *(This item is for information only and no action will be taken by the CAB).*

8. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

ADJOURNMENT

